

oakheart



£325,000

Offers In The Region Of  
Swanfield, Long Melford



**\*NO ONWARD CHAIN\*** Situated within a quiet and well regarded residential street in the widely sought after Suffolk village of Long Melford is this three bedroom semi-detached home. Featuring off street parking, a garage, generous living space and a generously sized and well landscaped rear garden, this home is not one to be missed.

Upon entering, you're welcomed by an internal entrance hall with stairs rising to the first floor. The lounge/diner spans the full

depth of the home, filled with natural light from a large front-facing window and offering direct access to the kitchen. The kitchen is fitted with a range of base and wall-mounted units with space for appliances, and leads through to a rear sun room – a versatile space ideal for storage or use as a utility area. A convenient ground floor WC completes the downstairs layout. Upstairs, the property offers three bedrooms, two of which comfortably accommodate double beds, along with a shower room servicing the first floor.

The delightful rear garden offers a beautifully landscaped outdoor space, thoughtfully planted with a variety of mature shrubs, flowering borders, and established trees that provide both colour and privacy. A manicured lawn meanders through the centre, creating a tranquil setting ideal for outdoor relaxation or entertaining. Additional features include decorative seating areas, a charming summerhouse nestled amongst the greenery, bird feeders, and ornamental touches that enhance the peaceful, well-tended atmosphere.

Call Oakheart today to arrange your viewing!







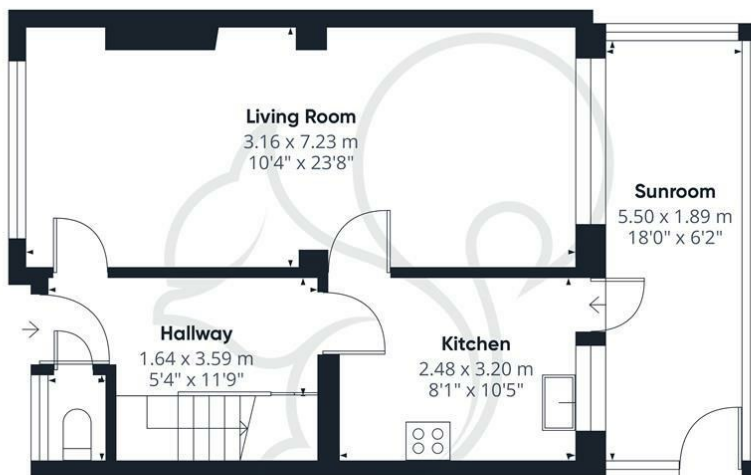




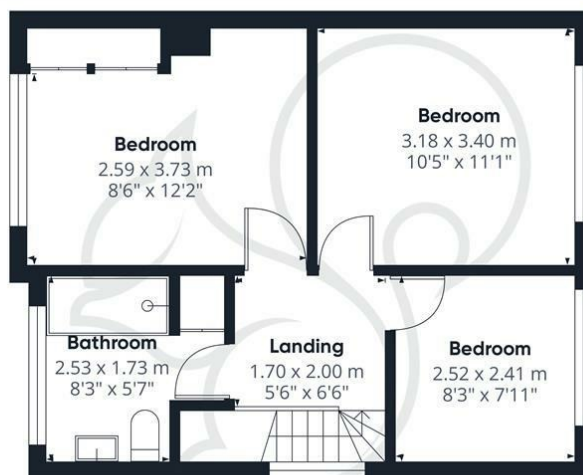








Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
87.4 m<sup>2</sup>  
941 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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